



47 Fortyfoot
Bridlington
YO16 7SQ

GUIDE PRICE

£529,950

4 Bedroom Detached Bungalow



Garden



4



2



1



Garage, Off
Road Parking



Gas Central Heating

47 Fortyfoot, Bridlington, YO16 7SQ

An exceptional one-of-a-kind detached bungalow, beautifully presented and finished to an outstanding standard throughout, offering generous and versatile accommodation. Boasting a bright and spacious lounge, elegant dining room, well-appointed kitchen and four double bedrooms-two with dressing areas and one with a modern ensuite-this impressive home also enjoys stunning west-facing gardens, ample front parking, and garage access, creating a perfect blend of luxury, comfort, and practicality.

Fortyfoot, located on the desirable north side of Bridlington, is a sought-after residential area offering excellent amenities and convenient access to local attractions. It falls within the catchment for Martongate Primary School and Headlands Secondary School, making it ideal for families. Residents benefit from nearby facilities including North Library, Co-Op, and the popular Friendly Forester, along with a range of shops on Marton Road such as a pharmacy, fish and chip shop,

hairdressers, and a post office. A parade on Queensgate also provides a café, beauticians, hairdressers and a nursery, while Queensgate Children's Play Park sits just opposite. The area is within easy reach of Sewerby Hall and Gardens, the scenic north side seafront, and Bridlington Links Golf Course, with excellent bus links and convenient access via Flamborough Road to a Tesco Express, takeaways, and an international delicatessen and bakery.

Bridlington is a charming coastal town on the East Yorkshire coast, known for its sandy beaches, historic harbour and traditional seaside appeal. It offers a mix of family-friendly attractions, including promenades, amusements, and scenic cliff walks along Flamborough Head. The town has a bustling fishing industry and a vibrant local food market. With a mix of independent shops, restaurants, and cultural sites like the Spa Theatre, Bridlington is a popular destination for visitors seeking a classic British seaside experience.



Dining Area



Inner Hall



Lounge



Lounge

Accommodation

ENTRANCE HALL / DINING ROOM

13' 9" x 11' 9" (4.20m x 3.59m)

The property is accessed via a ramp leading to a composite door, opening into a versatile entrance area that also serves as a dining room. This light-filled space features windows to the front and side elevations, along with a decorative arched window allowing additional light into the hallway. Further benefits include coving, glass shelving, a serving hatch from the kitchen, a radiator, space for a dining table, and a door leading into the inner hall.

INNER HALL

13' 2" x 3' 10" (4.02m x 1.19m)

The inner hall provides access to all remaining rooms and benefits from three useful storage cupboards, two radiators, and a loft hatch with a pull-down ladder leading to a partially boarded loft, offering additional storage space.

LOUNGE

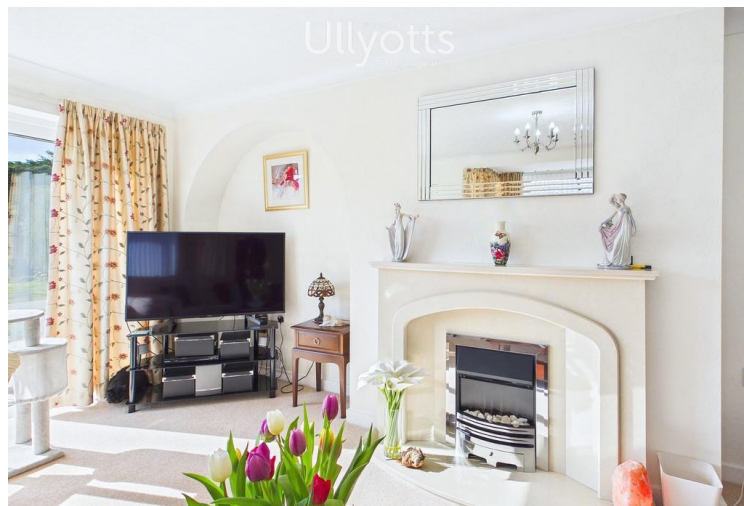
19' 11" x 12' 9" (6.09m x 3.91m)

The lounge is a spacious, light and airy room featuring a box bay window to the side elevation and large sliding doors overlooking the west-facing garden, complete with an external electric shutter for added security and shading. A decorative arched window provides additional light into the hallway, while a striking electric fire with a marble hearth and surround creates an attractive focal point. The room is further enhanced by coving and a radiator.

SITTING ROOM / BEDROOM 3

13' 10" x 9' 10" (4.23m x 3.00m)

The third bedroom is currently utilised by the present owner as an additional sitting room, offering a flexible and versatile space. It features a bow window to the front elevation, coving, a radiator, and a wall-mounted electric fire, complemented by a feature wallpapered wall. While presently arranged as a reception room, it would make an ideal double bedroom if preferred.



Fireplace



Sitting Room



Kitchen



Kitchen

KITCHEN

16' 0" x 10' 1" (4.89m x 3.08m)

The kitchen is well presented and fitted with a range of cream wall, base, and drawer units with complementary worktops and matching splashbacks, along with a tiled-effect vinyl flooring. A 1½ stainless steel sink and drainer with mixer tap sits beneath a front-facing window, with an additional rear window and a uPVC door providing access to the garden. Integrated appliances include a five-ring gas hob with extractor over, double oven, and dishwasher, while further space is provided for a fridge freezer, washing machine, and dryer. The room also benefits from a radiator.

MASTER BEDROOM

17' 8" x 9' 7" (5.40m x 2.94m)

The master bedroom is a beautiful and spacious retreat, featuring a large rear-facing window and an additional high-level window to the side elevation, allowing for plenty of natural light. The room includes a radiator, fitted wardrobes, and a dedicated dressing table area, along with a door leading to the ensuite shower room, creating a well-appointed and private master suite.

ENSUITE SHOWER ROOM

9' 8" x 5' 4" (2.95m x 1.63m)

The master ensuite is modern and immaculate, featuring a side-facing window providing natural light and ventilation. Stylishly finished with tiled walls and a feature mosaic detail, it comprises a vanity wash hand basin with WC, and a walk-in shower with glass screen and electric shower over. Additional benefits include inset spot lighting, an extractor fan, and a heated towel ladder, creating a sleek and well-appointed shower room.

BEDROOM 2

16' 9" x 7' 11" (5.13m x 2.42m)

The second bedroom is a pleasant and well-proportioned space, featuring a stylish feature wallpapered wall, radiator, coving, and a decorative arched window providing light to the hallway. It also benefits from a dedicated dressing area with a rear-facing window, enhancing both practicality and comfort.



Master Bedroom



Dressing Area



Ensuite



Bedroom 2

BEDROOM 4

10' 0" x 7' 11" (3.07m x 2.42m)

The fourth bedroom is a well-proportioned double room, featuring a front-facing window, coving, radiator, and fitted wardrobe, making it an ideal guest bedroom or additional family accommodation.

BATHROOM

9' 8" x 5' 4" (2.95m x 1.64m)

The bathroom is well equipped and finished to a good standard, comprising a panelled bath, vanity wash hand basin, WC, and a shower cubicle with electric shower over. The room features tiled walls, vinyl flooring, inset spot lighting, an extractor fan, and a heated towel ladder, while a side-facing window provides natural light and ventilation.

CENTRAL HEATING

Gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

UPVC double glazing throughout.

GARAGE / PARKING

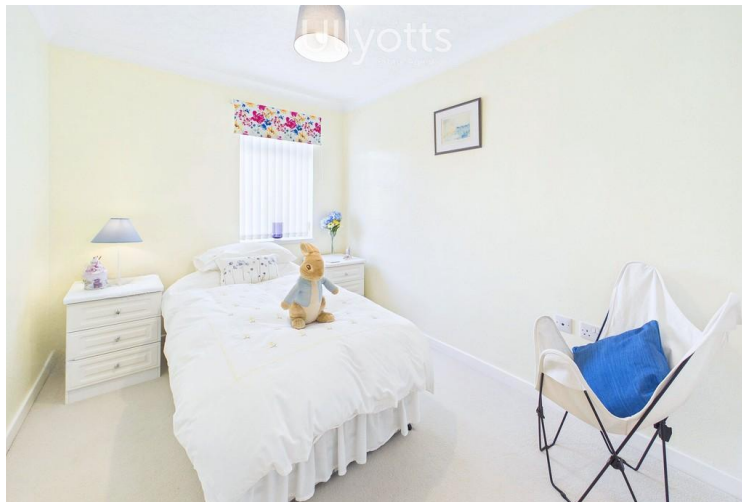
20' 0" x 11' 10" (6.11m x 3.61m)

The garage is accessed via a private road to the side of the property through double wooden gates and benefits from an up-and-over door, with power and lighting connected, along with a side window.

To the front of the property, there is ample off-road parking available on a neatly paved forecourt, providing excellent convenience for multiple vehicles.



Dressing Area



Bedroom 4



Bathroom



Garage

OUTSIDE

To the front, the property is set back from the road behind a low-level wall edged with hedging, with an opening leading to a large paved off-road parking area. There is also a lawned section with flower bed borders and a central circular feature bed, along with side access leading to the rear garden. To the rear, the garden is fully enclosed by fenced boundaries and enjoys a private west-facing aspect. It offers a well-balanced mix of outdoor space, including a patio area ideal for dining and seating in the afternoon and evening sun, a paved area in front of the garage providing additional secure parking if required, and a large, recently redesigned lawned garden for low maintenance. The garden is further enhanced by neatly edged flower beds and an additional curved paved seating area, all immaculately presented and thoughtfully arranged for both relaxation and practicality.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND - E

ENERGY PERFORMANCE CERTIFICATE – RATED D

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulyyotts 01262 401401 - Option 1.

Regulated by RICS



Parking



Garden

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Rear Elevation

The digitally calculated floor area is 133 sq m (1,435 sq ft). This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
155.1 m²
1672 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



47 Fortyfoot

BRIDLINGTON

Testimonials

Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble.

Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you.

A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business.

The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team.

From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale.

A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job!

▪ Est. 1891 ▪
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